

**CITY OF CHULA VISTA
MINUTES**

HOUSING ADVISORY COMMISSION MEETING

**WEDNESDAY, JANUARY 26, 2011
3:30 P.M.**

**CITY HALL BY CLERK'S OFFICE
CONFERENCE ROOM #C101**

CALL TO ORDER/ROLL CALL – 3:33 p.m.

PRESENT: Dina Chavez, Earl Jentz, Michael Lengyel, Mark Minas, Margie Reese, Mauricio Torre

ABSENT: Armida Martin Del Campo

STAFF: Amanda Mills, Redevelopment & Housing Manager
Leilani Hines, Principal Project Coordinator
Stacey Kurz, Senior Project Coordinator
Jose Dorado, Project Coordinator II

GUESTS: Anna Scott, Affirmed Housing

1. APPROVAL OF MINUTES

September 28, 2009

Member Chavez made a motion to approve the minutes. Vice Chair Minas seconds the motion. The motion was approved 4-0-1 with Member Lengyel abstaining since he was not a Commissioner in 2009.

2. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2010/2011

Member Minas nominated Member Chavez for Chair. Member Reese nominated Member Minas as Vice Chair. *All members agreed unanimously to approve the nominations.*

3. NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

Staff Kurz and Dorado provided an overview of the NSP funds expended to date, see Attachment 1. Staff Kurz indicated that the City had met HUD deadlines to spend the funds and through the process provided gap financing to 5 new homebuyers, purchased 7 homes and resold 4 of those as of December 2010 with \$1.5M in funds. Staff Dorado summarized the rental program indicating that with \$1M in NSP funds the City created 6 new units of rental housing through the acquisition of 2 properties to house residents at 50% area median income or below.

4. AFFORDABLE HOUSING 5 YEAR STRATEGY FOR REDEVELOPMENT AREAS

Staff Mills provided an overview of an RFQ process that began several months ago and resulted in the selection of 4 developers to assist the City in the development of affordable housing within Redevelopment Areas of the City, see Attachment 2. She provided a synopsis of the process to develop a strategic plan to identify potential sites for the developments by showing a layered map of crime areas, transit focus areas, existing affordable projects and apartment complexes, and other variables to pinpoint areas of focus, see Attachment 3.

Commissioners asked varying clarifying questions on the map and provided some feedback about the 2 focus areas identified.

5. STAFF REPORTS

Staff Kurz provided an update on the following projects/programs:

- ❖ The Landings II – Property is under construction and the first expected lease ups would occur in the next few months. She further explained that there was a redesign of some of the buildings to address ADA units, which prevented the need to install elevators as had occurred in Phase I.
- ❖ Trenton Avenue Acquisition/Rehabilitation – Property was acquired at the end of July and is now in process of relocating existing tenants, with rehabilitation expected in the near future.

6. MEMBER'S COMMENTS

Member Reese requested the attorney's office provide a Brown Act and conflict of interest training.

7. ORAL COMMUNICATIONS

No oral communications.

8. ADJOURNMENT – Meeting was adjourned at 5:00 p.m.


Recorder, Stacey Kurz

Chula Vista Neighborhood Stabilization Program (NSP)

January 26, 2011



Jose Dorado, City of Chula Vista
Stacey Kurz, City of Chula Vista



NSP Funds

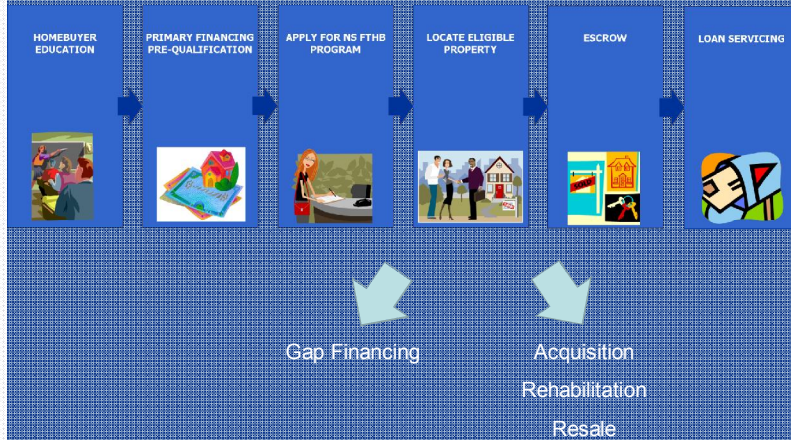
\$2.8 M





\$1.5 M

First-Time Homebuyer Program



Program Update

- 47 pre-committed buyers
- NS FT HB (gap financing)
 - 3 moderate income buyers
 - 2 low income buyers
- NSRP (resale)
 - 7 properties purchased
 - 4 resold to low income buyers



Otay Valley Road Rehabilitation

Before



After



Otay Valley Road Rehabilitation

Before



After





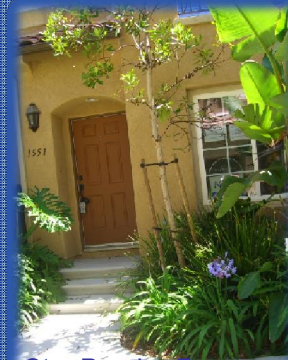
San Miguel Ranch – Tiburon



Otay Ranch – Caminita Alcalá



Eastlake – Trapani



Otay Ranch – Zaragoza

www.chulavistaca.gov/cvrh



Reuse of Program Income

CITY IDENTIFIES
ELIGIBLE PROPERTY



CONDUCT OPEN
HOUSE



DETERMINE ELIGIBLE
BUYER



ESCROW & RESALE



- Leveraging HOME funds
- Program income used for new purchases
- 2 properties in escrow



NSP Rental

- 2 properties purchased
- 6 rental units
 - House former foster youth



Colorado Rental





Colorado Rental

Before



After



Colorado Rental

Before



After





Colorado Rental

Before



After



Glover Rental

Before



After



Glover Rental



Glover Rental





Glover Rental

Before



After



Glover Rental

Before



After





Contacts for Chula Vista First-Time Homebuyer Program



City of Chula Vista
www.chulavistaca.gov/cvrh



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www.chworks.org
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